

2019-086499

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Dec 13 11:22 AM

Property Numbers:

~~45-02-25-232-008.000-023~~ Combined w/ 232-009
* 45-02-25-232-009.000-023
~~45-02-25-232-010.000-023~~ Combined w/ 232-009
* 45-02-25-232-011.000-023

Tax Mailing Address:

4225 Torrence Ave
Hammond IN 46327

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Alex Surma, Successor Trustee under the terms and provisions of a certain Trust Agreement dated the 14th day of July, 2006 and designated as the Revocable Trust Agreement of Helen Caponegri, Grantor, of Lake County, in the State of Indiana, does hereby grant, bargain, sell and convey to

As Single Man,
Bartholomew Grabowski and Samuel Smith, *As Single Man, Joint Tenancy,*

Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Parcel 1: Lots Ten (10), Eleven (11), and Twelve (12), Block One (1), as marked and laid down on the recorded plat of M.M. Towle's Third Addition to the City of Hammond, Lake County, Indiana.

Site Address:

4225 Torrence Ave
Hammond, IN 46327

Property Numbers:

45-02-25-232-008.000-023
45-02-25-232-009.000-023
45-02-25-232-010.000-023

Parcel 2: The North 4 feet of Lot Thirteen (13), Block One (1), as marked and laid down on the recorded plat of M.M. Towle's Third Addition to the City of Hammond, as shown in Plat Book 2, page 37, in the Office of the Recorder of Lake County, Indiana.

Site Address:

4227 Torrence Ave.
Hammond, IN 46327

Property Number:

12006754

45-02-25-232-011.000-023
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

(Trustee's Deed - Page 1 of 3)

DEC 13 2019

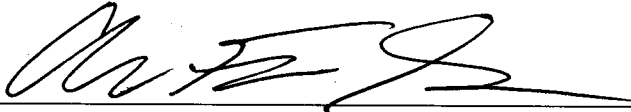
Greater Indiana Title Company

JOHN E. PETALAS
LAKE COUNTY AUDITOR

31744
3281
25-AM

This Trustee's Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Successor Trustee by the terms of said trust, and **SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2018 payable in 2019 and thereafter.

IN WITNESS WHEREOF, Alex Surma, Successor Trustee under the terms and provisions of a certain Trust Agreement dated the 14th day of July, 2006 and designated as the Revocable Trust Agreement of Helen Caponegri, has executed this Trustee's Deed on this 18th day of October, 2019.



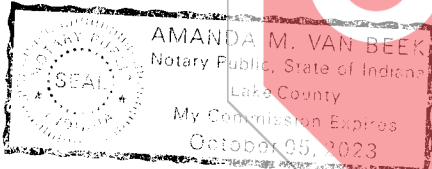
Alex Surma, Successor Trustee under the terms and provisions of a certain Trust Agreement dated the 14th day of July, 2006 and designated as the Revocable Trust Agreement of Helen Caponegri


State of Indiana)
) SS:
County of Lake)



Before me, the undersigned Notary Public in and for said County and State, personally appeared Alex Surma, Successor Trustee under the terms and provisions of a certain Trust Agreement dated the 14th day of July, 2006 and designated as the Revocable Trust Agreement of Helen Caponegri, and acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 18th day of October, 2019.



Notary's Signature: 
Notary's Printed Name: Amanda M Van Beek

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2023

After recording return to and Mailing Address of Grantees:

Bartholomew Grabowski and Samuel Smith

4225 Torrence Ave

Hammond IN 46327

This instrument was prepared by Edward J. Wartman, Attorney at Law, Indiana License #18939-45; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company's commitment no. IN006754.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Edward J. Wartman

(Trustee's Deed – Page 3 of 3)

